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The Honorable Adrian M. Fenty

Chairman  
Council of the District of Columbia  
The Honorable Vincent C. Gray

**Executive Director**

Patricia E. Gallagher, AICP

IN REPLY REFER TO:  
NCPC File No. Z.C. 06-47

**JUN 19 2007**

Zoning Commission for the  
District of Columbia  
2<sup>nd</sup> Floor, Suite 210 South  
441 4<sup>th</sup> Street, NW  
Washington, D.C. 20001

**Members of the Commission:**

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I reviewed the proposed text amendment clarifying that the number of apartment units in existing apartment houses may not be increased in the R-4 Zone District unless there is 900 square feet of lot area per unit, and found that the proposal would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any federal interests. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Patricia E. Gallagher, AICP  
Executive Director

Enclosure

ZONING COMMISSION  
District of Columbia

CASE NO. 06-47  
EXHIBIT NO. 20

ZONING COMMISSION  
District of Columbia  
CASE NO.06-47  
EXHIBIT NO.20



**TEXT AMENDMENT FOR  
MINIMUM LOT AREA AND LOT OCCUPANCY REQUIREMENTS  
FOR APARTMENT HOUSES IN THE  
R-4 ZONE DISTRICT**

**Delegated Action of the Executive Director**

**MAY 31 2007**

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, 40 USC § 8724 (a) and DC Code § 2-1006 (a), I find that the proposed text amendment clarifying that the number of apartment units in existing apartment houses may not be increased in the R-4 Zone District unless there is 900 square feet of lot area per unit, is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other federal interests.

\* \* \*

The Zoning Commission of the District of Columbia has taken a proposed action to approve a text amendment for § 403.1 and § 403.2 of 11 DCMR and a new subsection, § 401.11. The proposed action would clarify the regulations pertaining to the expansion of apartments in the R-4 Zone, permitting the number of units in apartment houses existing prior to May 12, 1958 to be expanded provided that (1) there is at least 900 square feet of lot area for each unit (whether new or existing) and (2) that the maximum percentage of lot occupancy is the greater of 60% or the existing lot occupancy as of the date of conversion.

The District Office of Planning's intent is to allow a single family dwelling to be converted into apartments in the R-4 District as long as there is at least 900 square feet per unit. If a structure had already been converted to apartments, the text was unclear whether the minimum of 900 square feet was required. The proposed text amendment would clarify that apartment buildings, as well as single family units and other structures, are subject to the 900 square foot per unit minimum.

I find that the proposal would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it be adverse to any other federal interest.

Patricia E. Gallagher, AICP  
Executive Director